



## PHAP12-00049

**Date:** January 7, 2013  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Virginia Guerrero  
**Representative:** Virginia Guerrero  
**Legal Description:** Lots 20 and 21, Block 8, Manhattan Heights, City of El Paso, El Paso County, Texas.  
**Historic District:** Manhattan Heights  
**Location:** 2817 Wheeling  
**Representative District:** #2  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1915  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for the partial enclosure of the front porch, after the fact.  
**Application Filed:** 12/03/2012  
**45 Day Expiration:** 1/17/2013

## ITEM #1



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the partial enclosure of the front porch, after the fact

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommend the following:

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes.
- New structures should respect the integrity of existing buildings.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Porches are important façade features of architecture. A porch and all of its architectural elements should be maintained and repaired.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

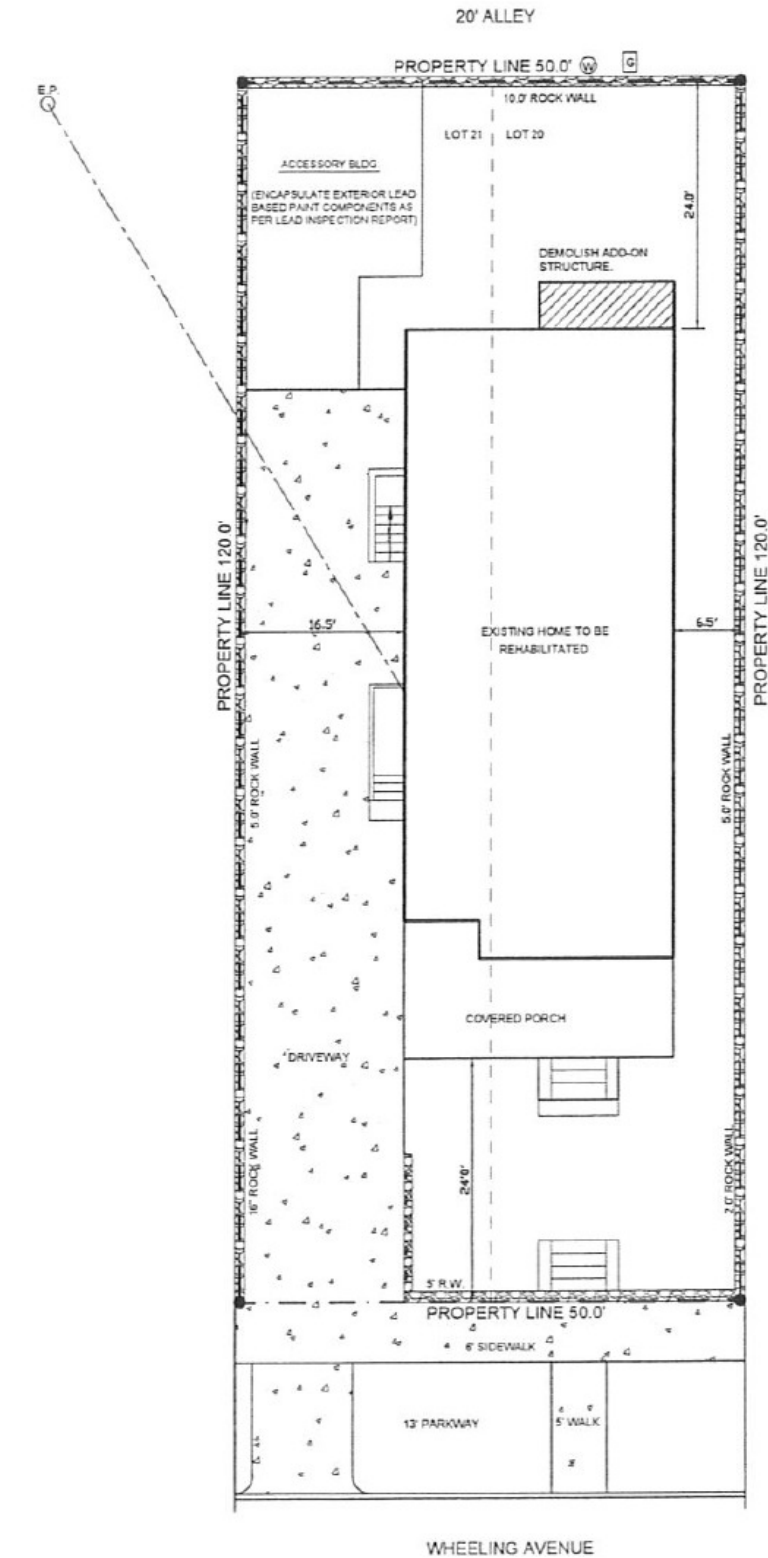
- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

## AERIAL MAP

PHAP12-00049



# EXISTING SITE PLAN



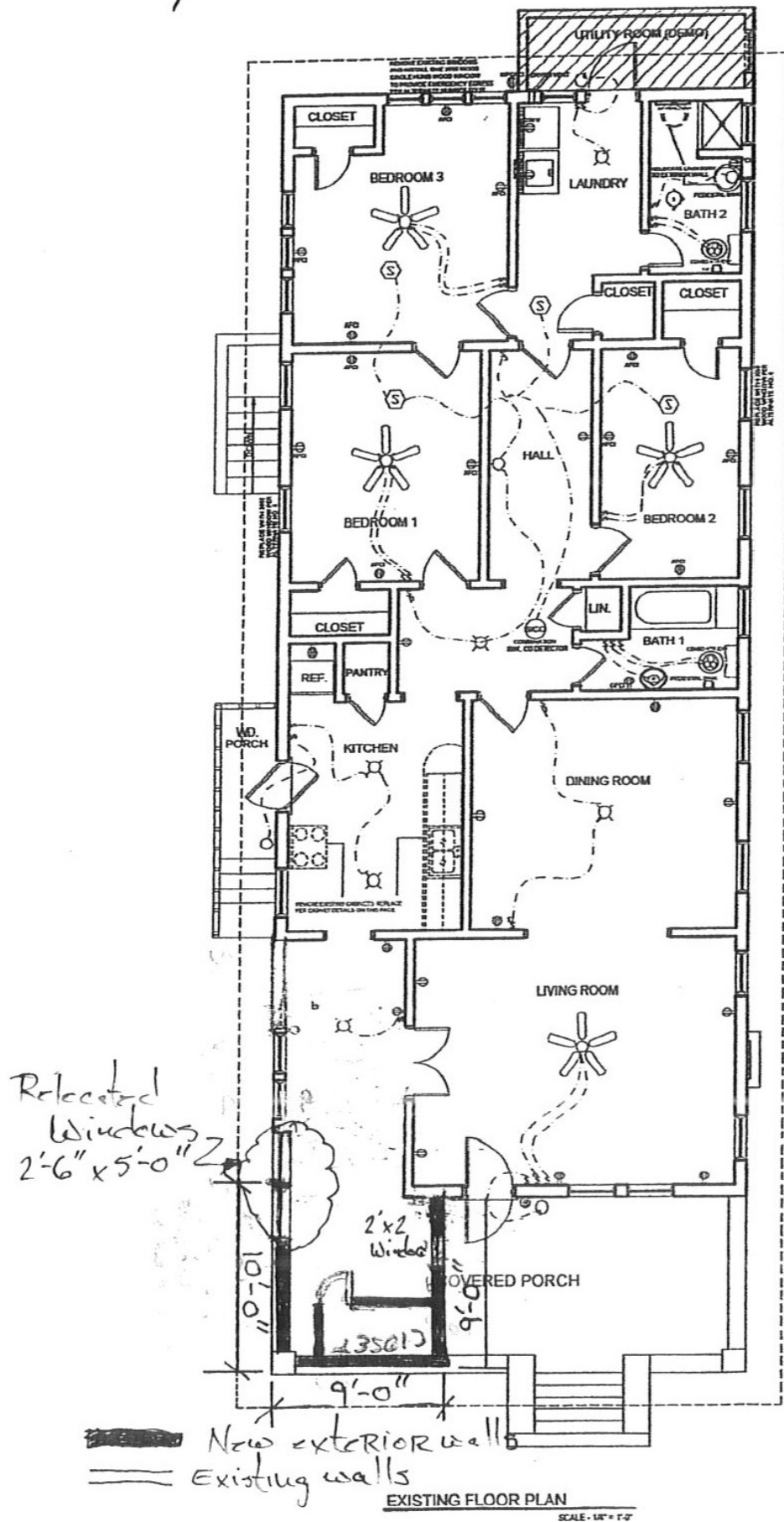
SITE PLAN

1" = 10'-0"

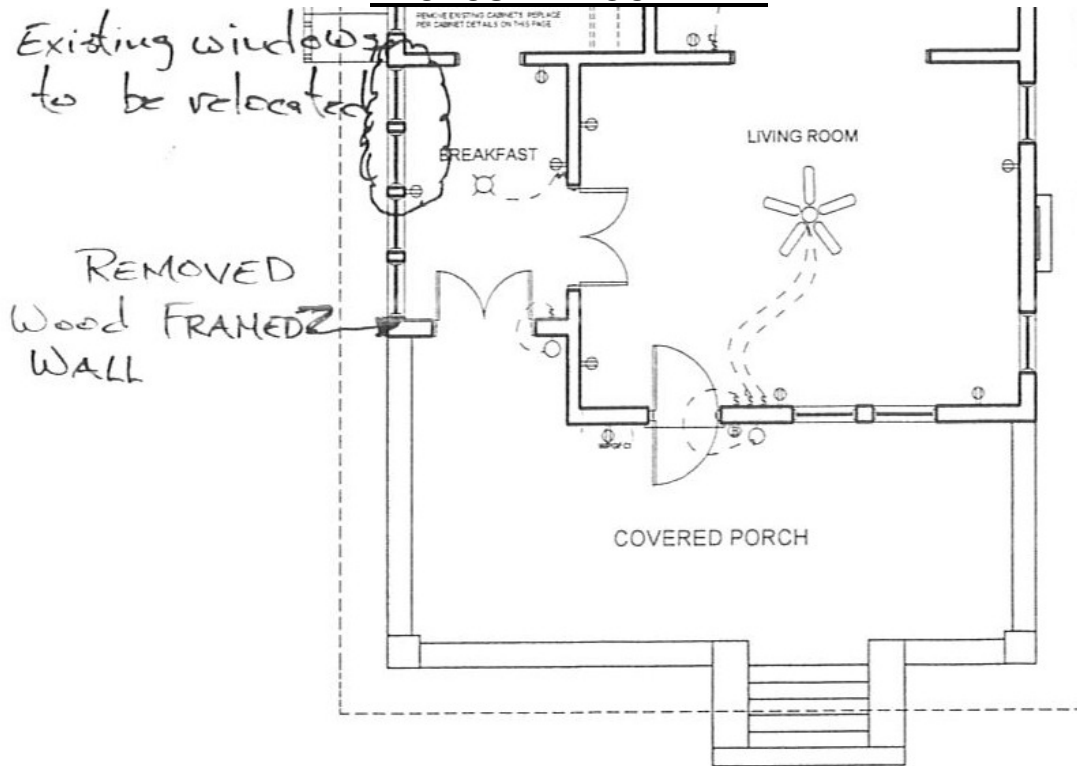




# PROPOSED FLOOR PLAN

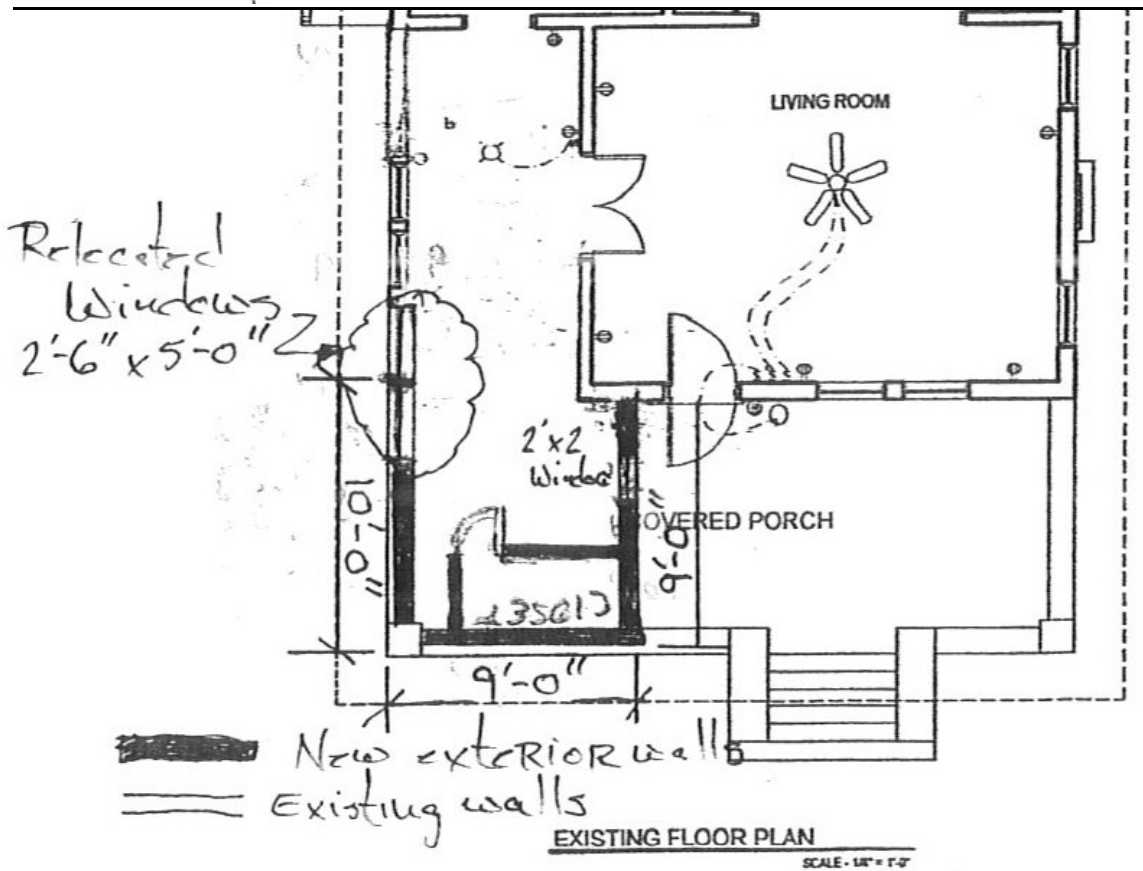


# **PROPOSED FLOOR PLAN**



EXISTING FLOOR PLAN

SCALE - 1/8" = 1'-0"



PHOTOS OF FRONT AND SIDE ELEVATION

